

**Minutes for Zoning Board of Adjustment  
August 24, 2006 – 7:00 P.M.**

**Roll Call**

Present for the hearing were Chairman Landers, Donohue, and Aseltine. Michele Braun was present as the Clerk. Public present were Mr. and Mrs Leo Pollander and Mr. Charles Breckenridge.

**Approval of Minutes**

A motion to approve the minutes as presented for the July 27, 2006 Hearing was made by Donohue and seconded by Aseltine. **The motion passed 3-0-0.**

The Hearing began at 7:05 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 3§810.
  - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

**Hearing 060824-1:** Leo D. Pollander II, 259 Wheeler Road, requests a Variance under Section 606 to construct an addition closer to the center of the road than the minimum setback.

Donohue moved to approve the request; Aseltine seconded. **The motion passed 3-0-0.**

**Hearing 060824-2:** Charles Breckenridge requests a Variance for a pre-existing, non-conforming use under Sections 605 and 606 for approval to reopen the former Pioneer Restaurant, 1688 VT Rte 12 S, as a pub and internet game establishment.

The use of the property as a restaurant began in the early 1950s, and therefore precedes the establishment of zoning regulations in Northfield.

Aseltine moved to approve the request; Donohue seconded. **The motion passed 3-0-0.**

The hearing was closed at 8:00 PM.

**Adjournment:**

The motion to adjourn was made by Aseltine. The motion passed 3-0-0.

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.